

Minutes  
West Tisbury Space Needs Committee  
February 5, 2007

Present: Chuck Hodgkinson, Sue Hruby, Bea Phear, Kathy Logue, Bob Schwartz, Joe Eldredge, Kent Healy, Hermine Hull, and guest Anna Edey

Chuck opened the meeting at 8:00 AM at the Howes House.

**Minutes**

The minutes of the meetings of January 22, 2007 and January 31, 2007 were approved as amended.

**Estimations**

Pete Timothy revised the estimates, incorporating an escalation of 8% since it will be for two years, splitting 20% soft costs (7% furnishing below the line – not compounded and 13% A&E and other), and adding hurricane windows. Chuck will ask him to work with Joe and revise option #1 with Joe (calling it #1A) to show no basement, three elevator stops, storm shutters and other corrections; to put furnishings below the line (since they are expensed, not bonded and thereby excluding escalations). We will also reduce the one story building to 6,000 square feet, since there is no need for vertical circulation and the large conference room; Bob will calculate the exact number.

Temporary relocation costs of \$50,000 will be placed as general expenses. They are not bonded and will be a separate expense for all renovation options.

The combined police/town hall option includes a full basement, which could be reduced to eliminate one set of stairs and an elevator stop.

Bob and Chuck prepared a revised, scaled down renovation that includes only an external elevator and stair and a rehab as estimated in option #2.

**Public feedback**

Chuck reported Glenn Hearn had asked why not do a little at a time, calling it renovation of an old building. Pete told Chuck that in his experience that town would be sued on accessibility. After some discussion the committee agreed that the legal issues of liability, accessibility, and building code requirements made that an unacceptable choice. It was also felt that it could be less expensive, on an annual basis, to bond for renovation than to pay for phased repair/maintenance out of general funds.

The survey and comments received so far demonstrate that the voters want to save money; many cannot afford tax increases. It will be important to show the long-term timing of all the work. Sue suggested a Q&A model.

A subcommittee of Joe, Bob, Kent, and Sue was established to review all the renovation models, come up with estimated costs, and ensure the plans meet the program needs.

They scheduled a meeting on Wednesday, February 7 at 11:00 AM at the Music Street building.

A subcommittee of Chuck, Hermine, Kathy, and Bea was established to prepare a plan for the February 21 public meeting. They will meet Friday, February 9 at 12:30 PM in the Howes House.

### **Annual Report**

Kathy's draft of the committee report for the Annual Report was approved, including language to support a Warrant Article that would expand the Long Range Capital Improvement Committee by two at large members.

### **Materials Distributed**

Letter from Kate Warner - Chuck

Article from National Geographic - Sue

Draft Q&A with survey results - Sue

Report on Status of Option One - Joe

The meeting adjourned at 9:20 am.

Respectfully submitted,

Beatrice Phear

Approved: February 26, 2007